

FOR LEASE
±33,064 SF



889 SEAHAWK CIRCLE

VIRGINIA BEACH, VA 23452

FULLY CONDITIONED WAREHOUSE | LYNNHAVEN



CUSHMAN &
WAKEFIELD

THALHIMER

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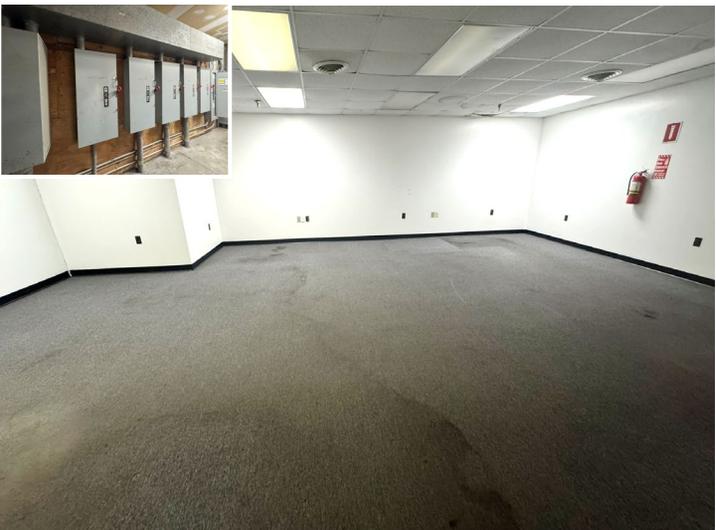
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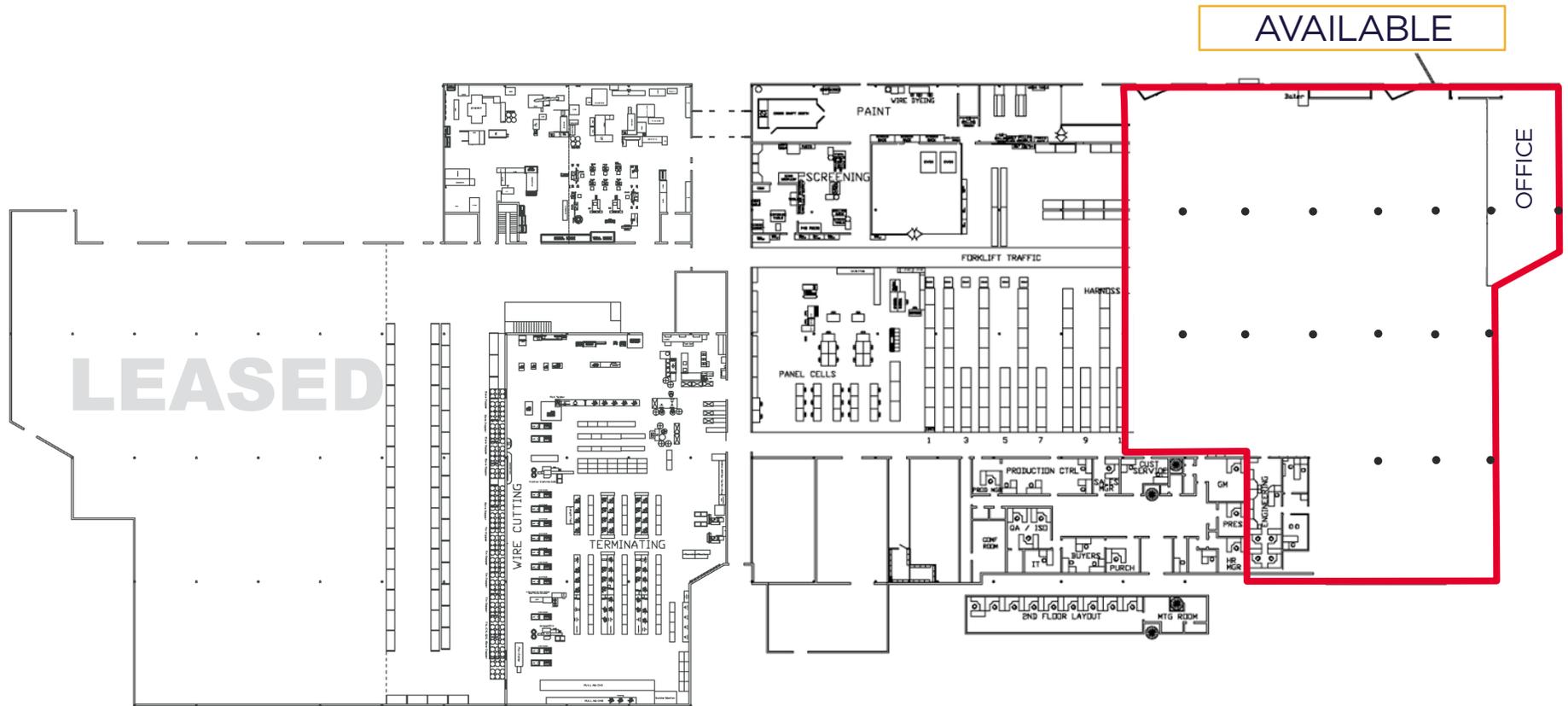
PROPERTY HIGHLIGHTS

Strategically situated in Virginia Beach, this highly adaptable light industrial facility features both dock and grade-level loading, generous parking accommodations, and customizable space ideal for production, warehousing, or specialized industrial use.

Availability:	±33,064 SF
Warehouse:	±30,029 SF
Office Area:	±3,035 SF
Year Built:	1986
Zoning:	I-1, Light Industrial; APZ 1, and Navy Air Easement
Clear Height:	20' to drop ceiling; 23' to roof deck 12' to drop ceiling in production area
Loading:	Three (3) 8'w x 10'h dock-level loading doors One (1) 8'w x 10'h grade-level loading doors
Column Spacing:	24'6" x 49'6"
Electrical Systems:	3-Phase, 120/208v, 1,000 amps
Sprinkler:	Wet System
Parking:	Designated employee spaces and/or trailer parking or outdoor storage use
Lease Rate:	\$11.50 PSF, NNN
OPEX:	\$1.25 PSF







SITE PLAN

±33,064 SF

HAMPTON ROADS LOCATION



82,295
POPULATION
3-Miles



\$79,405
MEDIAN HHI
3-Miles

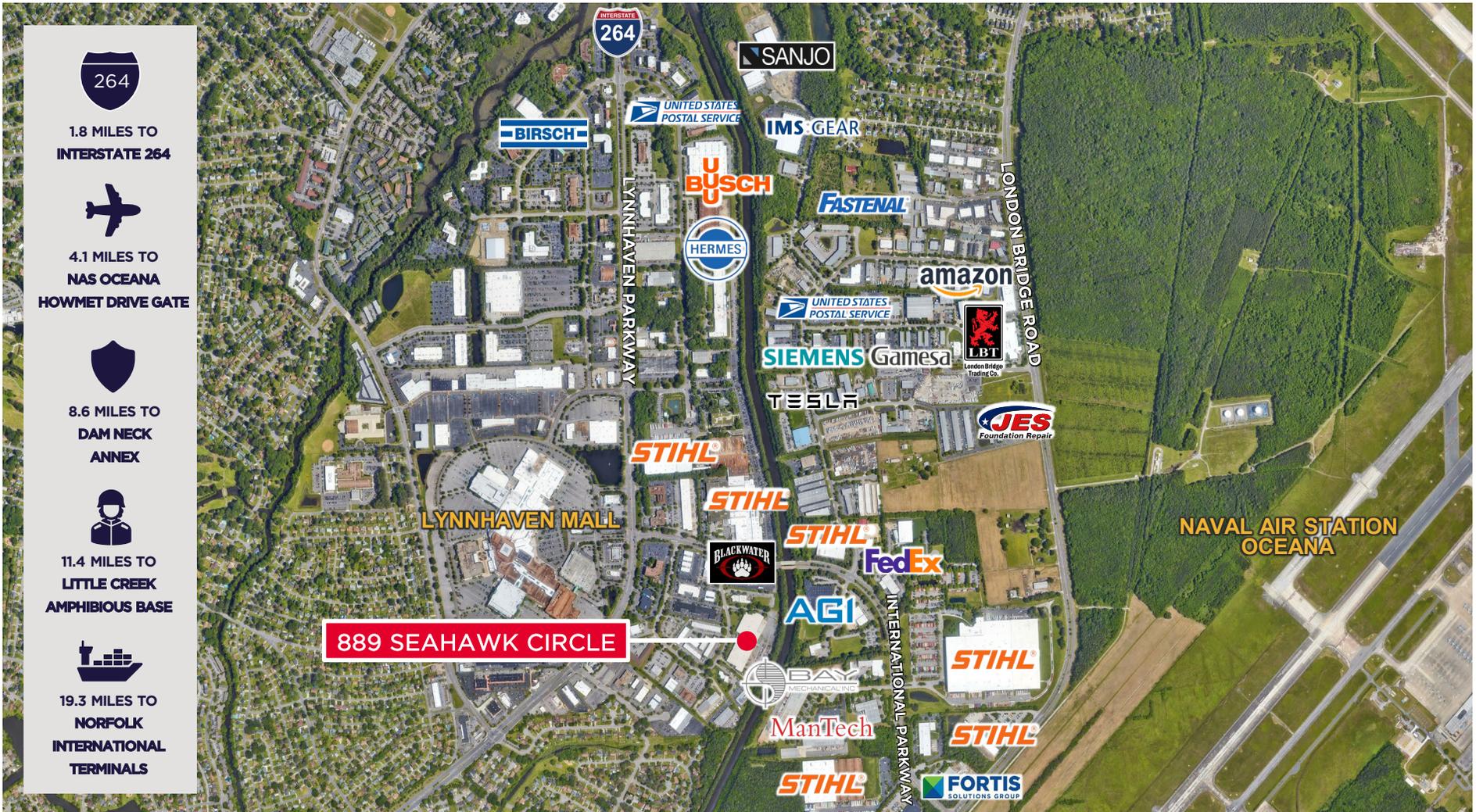


3.9%
UNEMPLOYMENT RATE
3-Miles



22.3% | 23.1%
EDUCATION
HIGH SCHOOL GRADUATE/
COLLEGE GRADUATE
3-Miles

Southside



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance